



Robert Louis Stevenson Avenue, Bournemouth, Dorset, BH4

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A very well presented one double bedroom apartment located just a stones throw from Westbourne village. Benefiting from bright accommodation, modern kitchen & bathroom, high ceilings, UPVC double glazing and secure off road parking behind electric gates.

KEY FEATURES

- First floor
- One double bedroom
- Large lounge diner
- Modern fitted kitchen & bathroom
- Allocated parking set behind electric gates
- UPVC double glazing
- Karndean flooring



Westbourne

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DESCRIPTION

The property is accessed via a secure communal entrance behind electric gates where a flight of stairs lead to the first floor and the door to the apartment itself. The entrance hallway is bright and includes doors to principal rooms.

The lounge diner enjoys a dual aspect as well as high ceilings and ample space for a dining table and chairs. The modern fitted kitchen is accessed just off the lounge diner via an archway and includes a range of base and eye level work units with space and plumbing for domestic appliances.

The double bedroom is a very large room with a bright UPVC double glazed window as space for a large wardrobe and drawers as required. The bathroom has been recently updated with a modern bath with central taps, WC and wash hand basin/vanity unit.

Outside an allocated parking space is conveyed with the apartment which is set back from the road behind electric gates.





LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks.

The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network

MATERIAL INFO

Tenure: Leasehold

Term: 125 year and 0 months

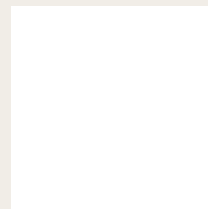
Service Charge: £1060 per annum

Ground Rent: £ 0 Annually

Council Tax Band: B

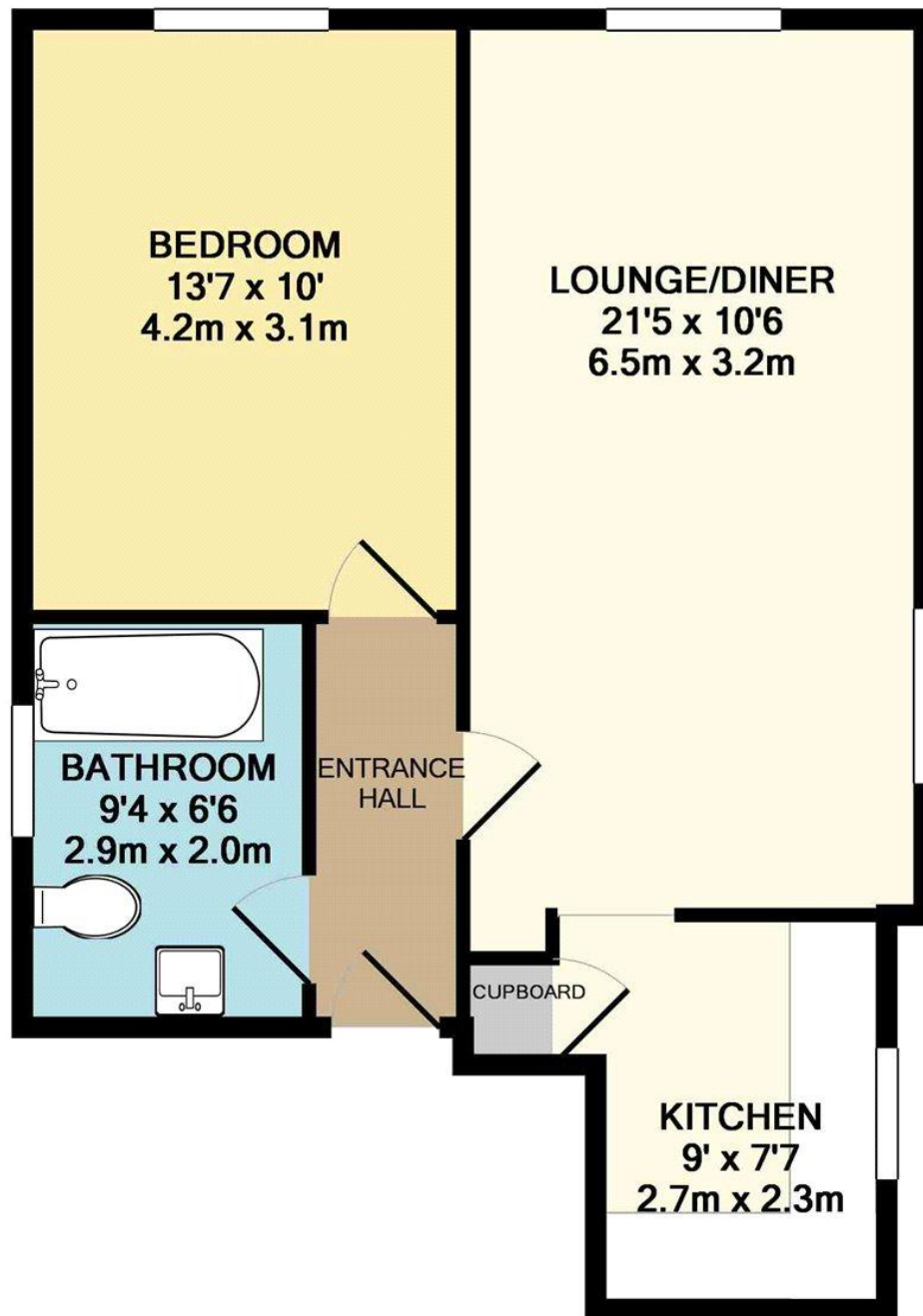
EPC rating: E

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



TOTAL APPROX. FLOOR AREA 515 SQ.FT. (47.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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